



7800 Linglestown Road
Harrisburg, PA 17112
Dauphin County, West Hanover Township

This is a portfolio sale which includes the real estate of 1200 & 1220 Newville Road, Carlisle; 2150 S. Queen Street, York; and 7800 Linglestown Road, Harrisburg. The properties feature a truck towing and recovery facilities operation at each location. The Carlisle location also includes the adjacent residential property (1200 Newville Road) and the Harrisburg location also includes a truck wash, convenience store, and restaurant.

The sale is for the real estate only.

Square Feet Available	53,100 SF
Lot Size	9.47 AC
Date Available	Immediately
Price	\$14,200,000

Zoning

Interchange (I) District

Building Information

SF Available	53,100
Additional information	Property consists of four (4) separate buildings and businesses.
Construction	Masonry and metal panel buildings
Year Constructed	1991 (original building at corner)
Elevator	None
Number of Floors	One
Sprinklers	None
HVAC	C-store/restaurant building: electric split system w/ forced air for heating and cooling Truck repair building: office areas have heat and A/C and shop areas are heated with waste oil heaters and gas radiant heat
Ceiling Type	C-store/restaurant building: ceiling tiles Truck repair building: office areas have ceiling tiles and shop areas are exposed
Ceiling Height	C-store/restaurant building: 8'6" Truck repair building: 19'8" clear height
Floor Type	C-store/restaurant building: tile Truck repair building: mostly concrete
Business ID Sign	Building and monument signage
Basement	None
Restroom	Multiple restrooms throughout each building
Electrical Capacity	3 phase service
Roof	Metal
Walls	C-store/restaurant building: painted drywall Truck repair building: mostly block and metal panel
Lighting	Combination of fluorescent and LED lighting throughout

Demographics

Radii	Population	Households	Household Income
	1,685	745	\$108,893
	13,595	5,761	\$102,185
	39,944	16,300	\$106,853

Traffic Count:

Land Information

Acres	9.47 AC
Land SF	412,339
Fencing	Yes; rear property (truck towing/recovery) is fully fenced
Frontage	Over 400' along Linglestown Road and over 800' along N. Fairville Ave
Parking	70+- car spaces and 30+- trailer spaces
Topography	Gently sloping from the south side of the property to the north side

Flood Zone	No
Tax Parcel Number	68-020-009

Industrial Information

Drive-in Doors	25 doors total (various sizes but mostly 16'x16' and 14'x16')
Additional Information	Body shop in rear of property with a paint bay and paint mixing room.

Utilities

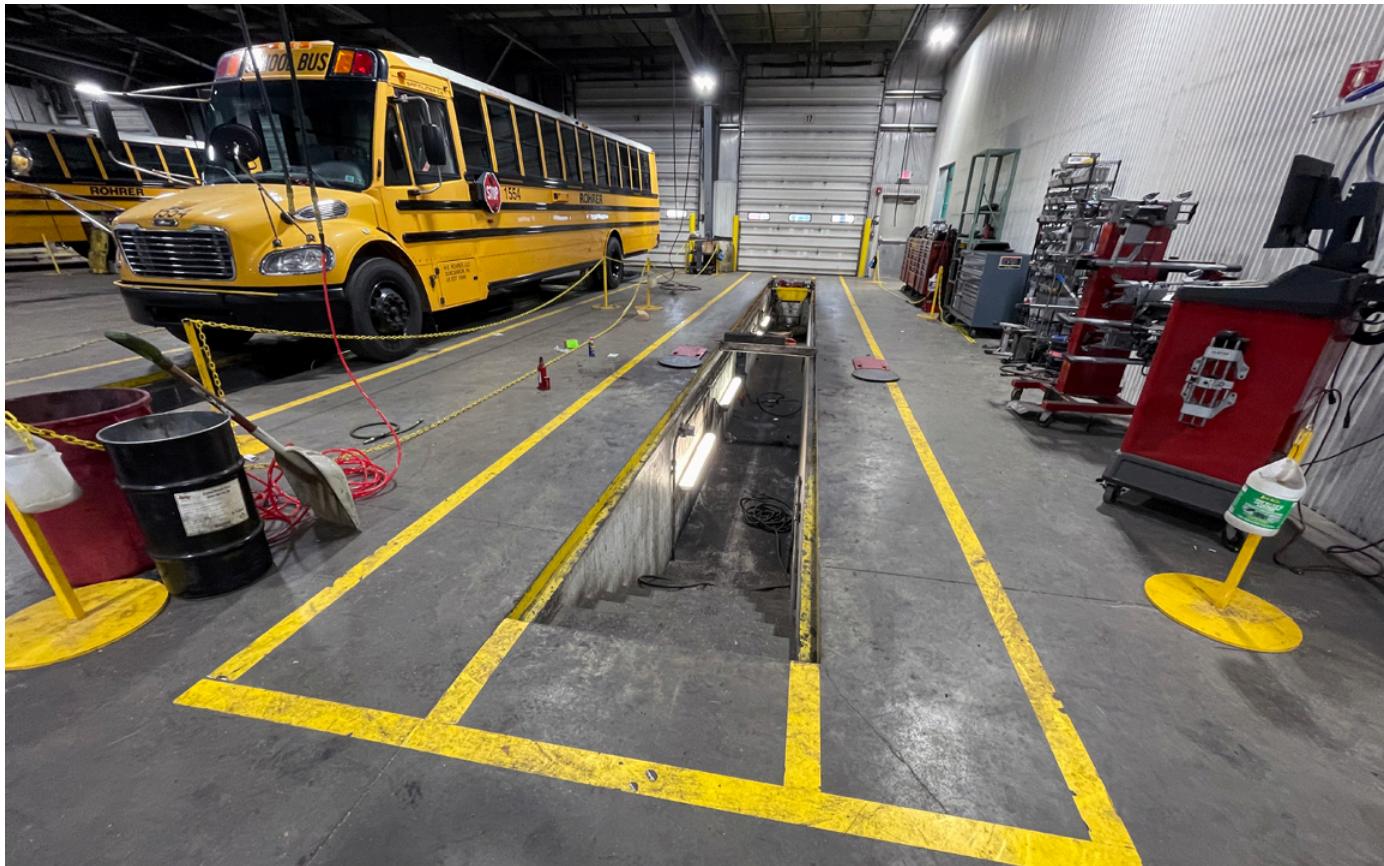
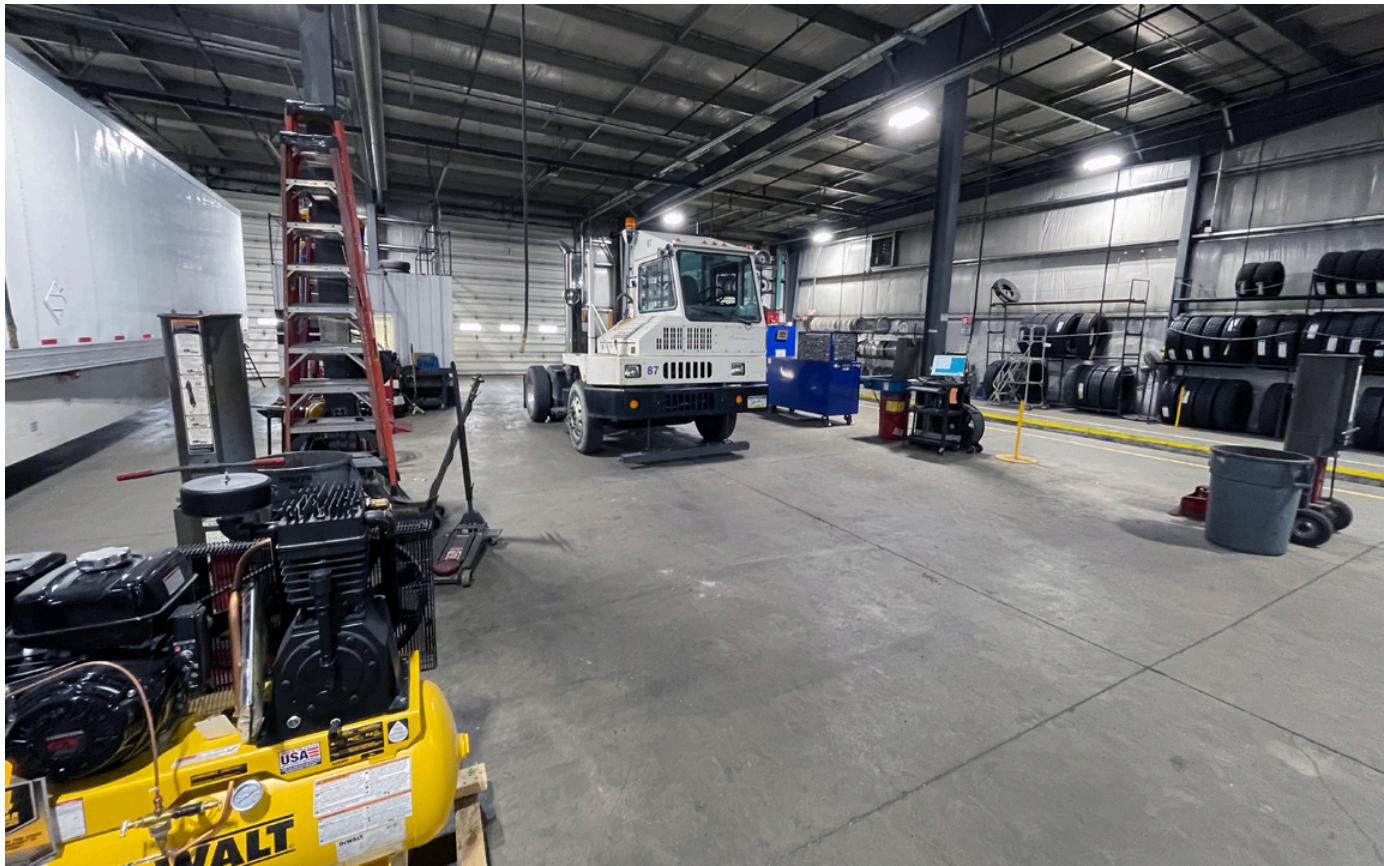
Water	Public
Sewer	Public
Gas	Yes

Sales Information

For Sale	Yes
For Lease	No
Price	\$14,200,000
Price Notes	Price includes 3 Property Portfolio: <ul style="list-style-type: none">• 7800 Linglestown Road, Harrisburg, PA ▶• 2150 S. Queen Street, York, PA ▶• 1220 Newville Road, Carlisle, PA ▶
Real Estate Tax	Approximately \$61,500 annually (2025)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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2150 S. Queen Street
York, PA 17402
York County, York Township

This is a portfolio sale which includes the real estate of 1200 & 1220 Newville Road, Carlisle; 2150 S. Queen Street, York; and 7800 Linglestown Road, Harrisburg. The properties feature a truck towing and recovery facilities operation at each location. The Carlisle location also includes the adjacent residential property (1200 Newville Road) and the Harrisburg location also includes a truck wash, convenience store, and restaurant.

The sale is for the real estate only.

Square Feet Available	26,000 SF
Lot Size	5.02 AC
Date Available	Immediately
Price	\$14,200,000

Zoning

Commercial Industrial (CI)

Building Information

SF Available	26,000
Additional information	There is also a sublease with Enterprise Rent-A-Car at this location.
Construction	Brick and metal panel
Year Constructed	1980
Elevator	Yes (one freight elevator)
Number of Floors	Two (on the front part of the building only)
Sprinklers	None
HVAC	Office areas have gas heat and A/C Shop areas are heated with waste oil heaters
Ceiling Type	Office areas: ceiling tiles Shop areas: exposed
Ceiling Height	Shop areas: 20'7" - 23'8"
Floor Type	Office areas: decorative concrete and tile Shop areas: concrete
Business ID Sign	Building and directional signage
Basement	None
Restroom	Multiple restrooms throughout each area
Electrical Capacity	3 phase service
Roof	Metal
Walls	Office areas: painted block and drywall Shop areas: insulated block
Lighting	Combination of fluorescent and LED lighting throughout

Demographics

Radii	Population	Households	Household Income
1	3,727	1,569	\$74,672
3	57,023	22,535	\$65,519
5	142,592	55,559	\$62,090

Traffic Count:

Land Information

Acres	5.02 AC
Land SF	218,671
Fencing	Yes; the rear parking area of the property is fully fenced
Frontage	Over 200' along S. Queen Street and over 450' along the I-83 exit ramp
Parking	55+- car spaces and 15+- trailer spaces
Topography	Generally level
Flood Zone	No
Tax Parcel Number	54-000-HI-0308-B0

Industrial Information

Dock Doors	3 dock doors (8'x 8') with interior roll up doors (8'x10')
Drive-in Doors	15 doors total (various sizes but mostly 16'x16' and 14'x16')
Additional Information	Other features include oil/water separator, 2-ton crane, wash bay and an air compressor.
Utilities	

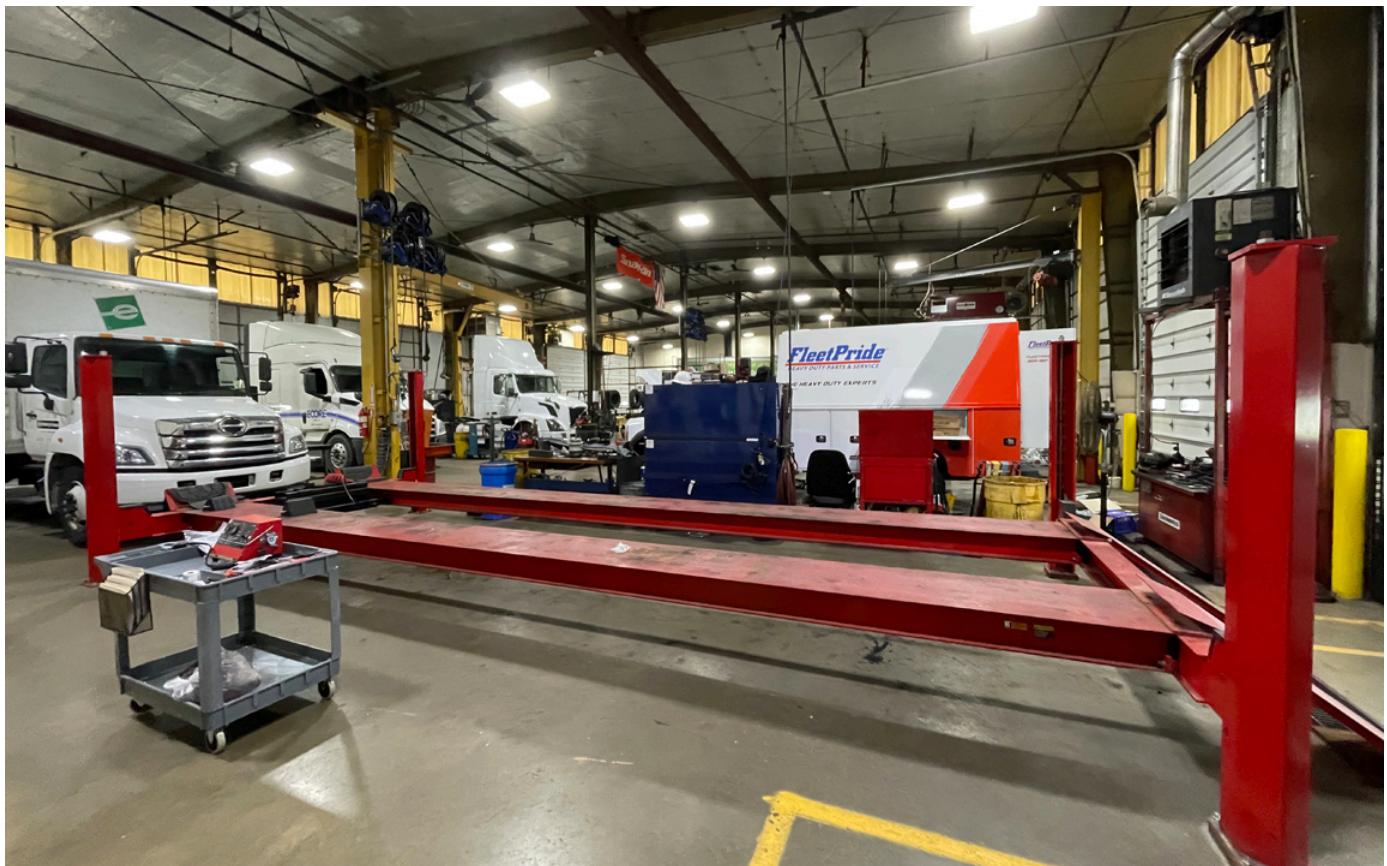
Water	Public
Sewer	Public
Gas	Yes

Sales Information

For Sale	Yes
For Lease	No
Price	\$14,200,000
Price Notes	Price includes 3 Property Portfolio: <ul style="list-style-type: none"> • 7800 Linglestown Road, Harrisburg, PA ▶ • 2150 S. Queen Street, York, PA ▶ • 1220 Newville Road, Carlisle, PA ▶
Real Estate Tax	Approximately \$46,500 annually (2025)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Sale does not include the cell tower at rear of property. There is an easement in place for property owner of the tower to gain access to the tower.









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1220 Newville Road
Carlisle, PA 17013
Cumberland County, North Middleton Township

This is a portfolio sale which includes the real estate of 1200 & 1220 Newville Road, Carlisle; 2150 S. Queen Street, York; and 7800 Linglestown Road, Harrisburg. The properties feature a truck towing and recovery facilities operation at each location. The Carlisle location also includes the adjacent residential property (1200 Newville Road) and the Harrisburg location also includes a truck wash, convenience store, and restaurant.

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Square Feet Available	46,000 SF
Lot Size	7.9+- AC
Date Available	Immediately
Price	\$14,200,000

Zoning

Commercial / Light Industrial

Building Information

SF Available	46,000
Additional information	There are four separate shop areas which are all internally connected
Construction	Metal panel
Elevator	None
Number of Floors	One
Sprinklers	Yes
HVAC	Office/break room areas have electric heat and A/C Shop areas are heated with waste oil heaters
Ceiling Type	Office/break room areas: ceiling tiles Shop areas: exposed
Ceiling Height	Shop areas: 17'2" - 22'3"
Floor Type	Office/break room areas: tile Shop areas: concrete
Business ID Sign	Building
Basement	None
Restroom	Multiple restrooms throughout each area
Electrical Capacity	800 Amp 3 phase 4 wire
Roof	Metal
Walls	Office/break room areas: painted drywall Shop areas: insulated metal
Lighting	Combination of fluorescent and LED lighting throughout

Demographics

Radii	Population	Households	Household Income
1	1,335	548	\$101,177
3	28,830	11,862	\$89,946
5	48,971	19,641	\$98,338

Traffic Count:

Land Information

Acres	7.9+/- AC
Total Acres Available	7.9+/- AC (two parcels)
Land SF	344,124
Fencing	Yes; the main property is fully fenced
Frontage	Over 350' along Newville Road
Parking	25+/- car spaces and 40+/- trailer spaces
Topography	Generally level
Flood Zone	No
Tax Parcel Number	29-20-1790-023 and -019

Industrial Information

Drive-in Doors	20 doors total (various sizes but mostly 12'x16' and 14'x16')
Additional Information	Other features include 4 pits, 2- and 4- post lifts and air compressor with split.

Utilities

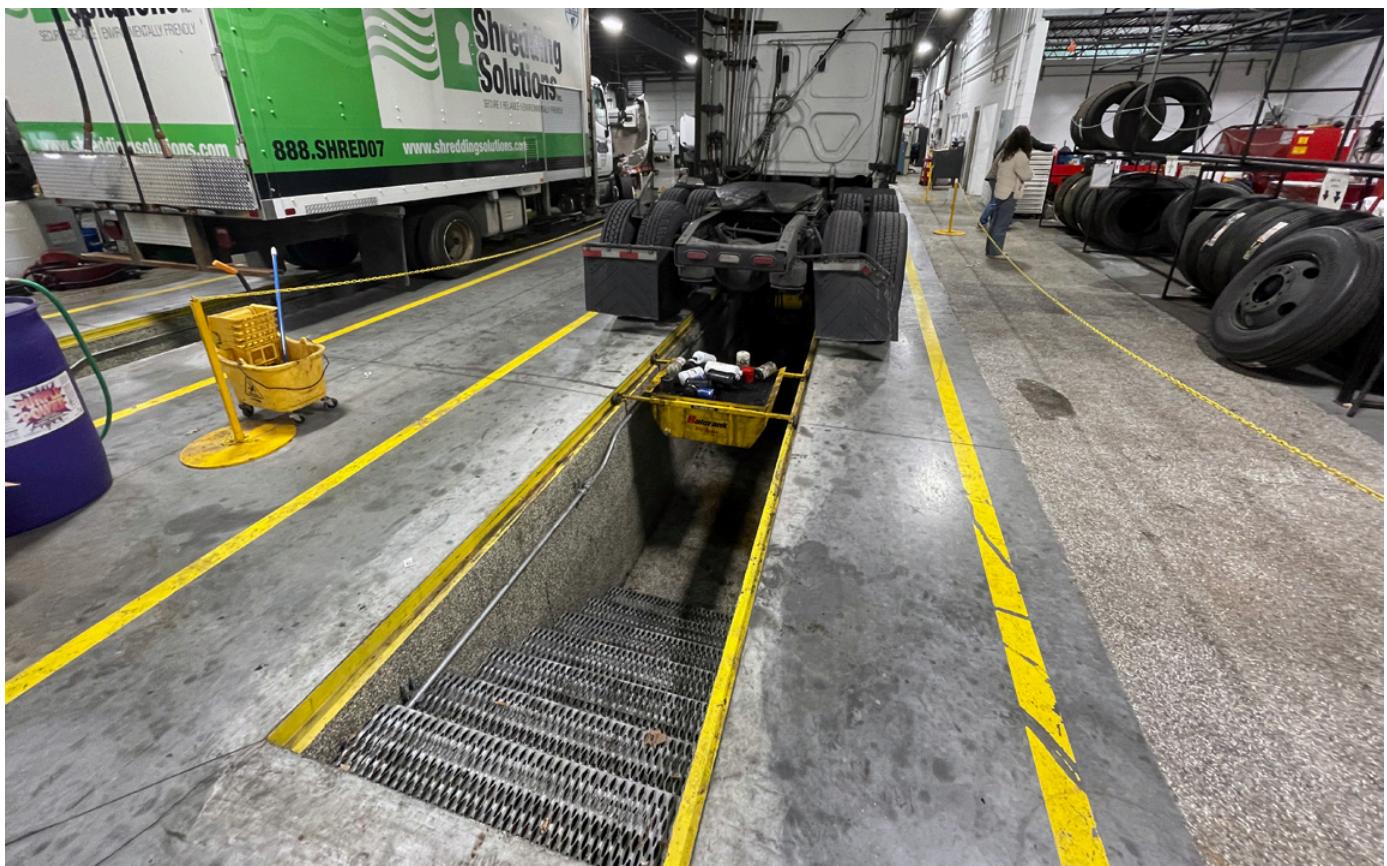
Water	Well
Sewer	Septic
Gas	None

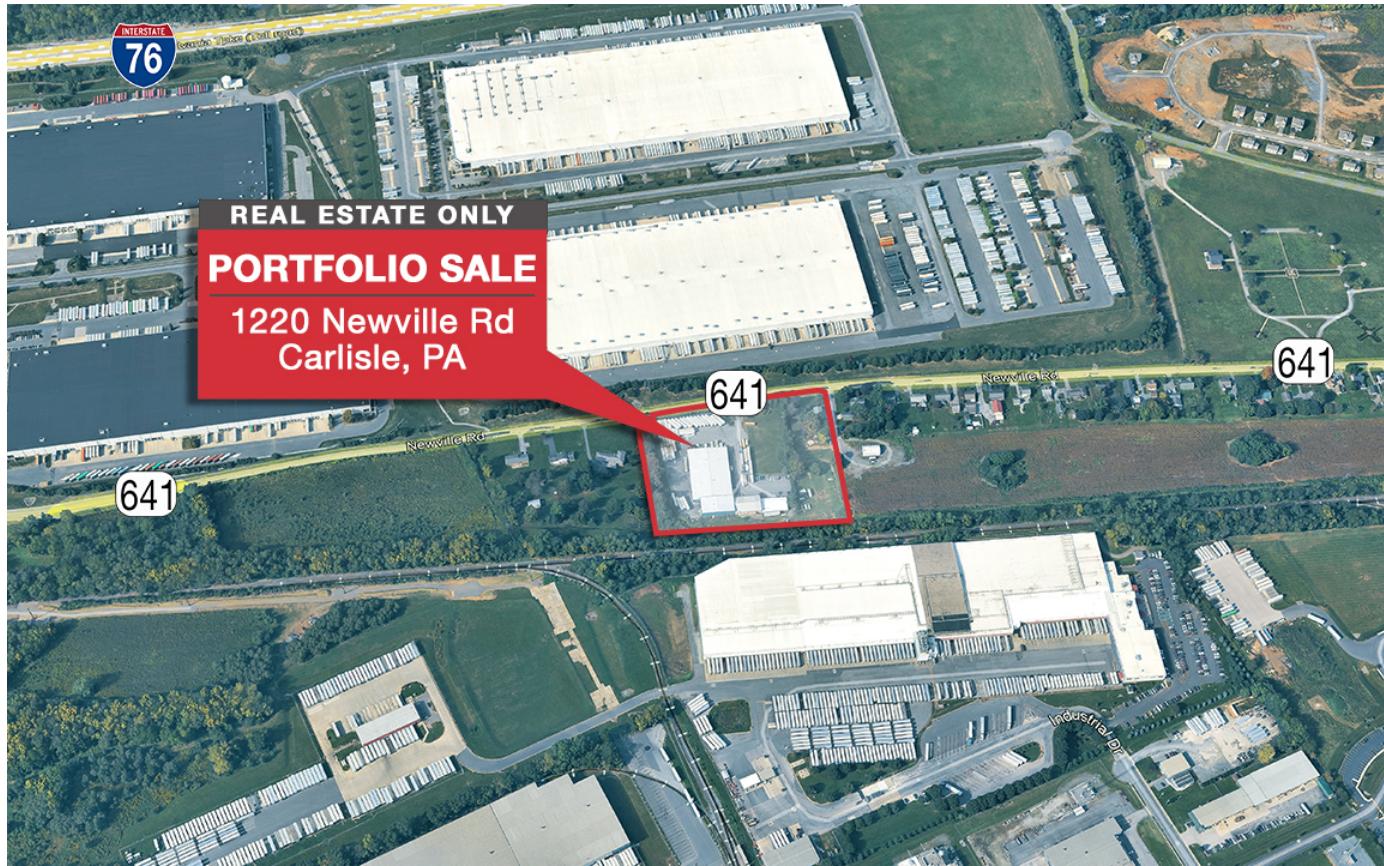
Sales Information

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Price	\$14,200,000
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Real Estate Tax	Approximately \$36,700 annually (2025)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Inventory	All items in the buildings will remain
Financing	Cash or conventional
Date Available	Immediately









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